



THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: May 26, 2004

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 42-1283

---

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be submitted by June 14, 2004 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Jerry Jakubauskas, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [jjakubauskas@sandiego.gov](mailto:jjakubauskas@sandiego.gov).

**General Project Information:**

- Project No. **5655**, SCH No. **N/A**
- Community Plan Area: **Ocean Beach**
- Council District: **2 (Zucchet)**

**Subject:** **De Bever Residence.** COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT No. 5655 and ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT for the demolition of an existing duplex and single-family dwelling; and construction of a three-story duplex and attached five-space parking garage on a 7,416 square-foot lot. The project site is located at 1769-73 Ocean Front Street within the Ocean Beach Community Planning Area (Lots 7 and 8 of Block 70 of Ocean Beach, Map No. 279).

**Applicant:** P.B. Consulting

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Historical Resources (Archeological)**.

**Availability in Alternative Format:** To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at (619)446-5460 or (800)735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Jerry Jakubauskas at (619)446-5389. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Diane Murbach at (619)446-5042. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego website (<http://clerkdoc.sannet.gov/Website/publicnotice/publicnoticeqa.html>), and distributed on May 26, 2004.

Chris Zirkle, Assistant Deputy Director  
Development Services Department